

DECEMBER 17, 2013

ROLL CALL: CARL ELLIS, SONNY JONES, KEN KERKHOFF, ANN MILLER AND OWEN ROBERTS WERE PRESENT. COUNCIL MEMBER BRADLEY WAS ABSENT. ALSO PRESENT WERE MAYOR BRIAN TRAUGOTT AND CITY ATTORNEY BILL MOORE.

DEPT. HEADS: BART MILLER, JIM ODOM, JAMES FUGATE AND ALLISON WHITE WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.

MOTION BY JONES, SECONDED BY ELLIS TO APPROVE AND ADOPT THE MINUTES OF THE DECEMBER 3, 2013 REGULAR MEETING OF THE COUNCIL.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Mayor Traugott opened the Public Hearing for the proposed Tax Increment Financing (TIF) and Development Plan for “The Paddocks of Woodford”. The public hearing was held to solicit public comments regarding the amendment to the development plan for “The Paddocks”. The City had previously approved the original development plan of the TIF project, known as “The Paddocks” to contain 46.6 acres and a TIF Footprint that did not include the entire development area. (Public Hearing Notice including metes and bounds are attached as “Exhibit A”). There was no public comment received and the Mayor closed the public hearing for TIF and change in Development Plan for “The Paddocks of Woodford”.

Mr. James McClain presented a proposed Personal Services Contract for “Electrical Inspector” services for inspection services within the City. Mr. McClain noted the term of his contract would be for four (4) years beginning January 1, 2014 and further noted that if the City opts not to enter into the Contract, the State would designate someone. City Attorney Moore noted that he had reviewed the Contract, and found it to be consistent with the requirements of KRS Chapter 224 as relates to City inspection requirements.

MOTION BY KERKHOFF, SECONDED BY JONES TO ACCEPT AND APPROVE THE PERSONAL SERVICES CONTRACT WITH JAMES MCCLAIN FOR CITY ELECTRICAL INSPECTIONS AS REQUIRED OF KRS CHAPTER 224.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Marjorie Evans provided the Council with an update on the 2014 Art In The Park event to be held at Francisco Farms the first weekend of May. Ms. Evans noted that the event would be held under the “Uniquely Woodford” banner and would be held in conjunction with several other artful events.

Mr. Joe Markham (potential buyer of Versailles Center) provided the Council with an update on his proposal to “revisit options” for the Center, which includes keeping the current structure. Mr. Markham noted that no tenants would commit knowing that the building was going to be tore down and rebuilt. Further, Mr. Markham noted that he had engaged Brian Hill of CMW Engineers to do a design/development plan using the existing structures. Mr. Markham further presented a letter from Pyramid Consulting Structural/Civil Engineers, Inc., who performed a limited visual inspection of the property. The letter states that “because certain observations could not be observed without damaging functions parts of the structure. Therefore, the report will not cover conditions that were not observed: or mechanical, architectural or electrical features. This report also does not attempt to verify the structure’s compliance to present day building codes.” City Attorney Bill Moore informed Mr. Markham that the City would want to see a proposal with a timeline and commitments, and also suggested that BPI Bank (as the current owners) must be involved in the process.

Mr. Casey Bolton of Commonwealth Economics presented a proposal for consulting services to the City to assist with the Tax Increment Financing (TIF) approval process for “The Paddocks of Woodford” TIF project. Mr. Bolton noted that Commonwealth Economics would perform an impact analysis of the TIF application for the City, as well as analyze the application with the State. This information would then be presented to the City/County in order to decide whether to proceed with the TIF project, which requires a minimum spending threshold by the developer of \$20 million dollars. Mr. Bolton noted that the application and impact report could possibly be completed by the January, 2014 meeting at the State level. If the application were to be approved, the City would get recoverable funds under the TIF process.

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MOTION BY MILLER, SECONDED BY ELLIS TO APPROVE THE CONTRACT WITH COMMONWEALTH ECONOMICS IN THE AMOUNT OF \$15,000.00 FOR THE PURPOSE OF PROVIDING CONSULTING SERVICES TO THE CITY OF VERSAILLES TO ASSIST WITH THE TAX INCREMENT FINANCING APPROVAL PROCESS OF “THE PADDOCKS OF WOODFORD” TIF PROJECT.

MOTION BY KERKHOFF, SECONDED BY JONES TO AMEND THE MOTION TO AUTHORIZE THE MAYOR TO NEGOTIATE THE PRICE OF THE CONTRACT WITH COMMONWEALTH ECONOMICS, NOT TO EXCEED THE \$15,000.00 ORIGINAL QUOTE.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

MOTION BY KERKHOFF, SECONDED BY JONES TO APPROVE THE MOTION BY COUNCIL MEMBER MILLER AS AMENDED.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Mayor Traugott noted that he had met with Secretary Larry Hayes regarding the City’s possible upcoming TIF application for “The Paddocks of Woodford” development and he noted that Secretary Hayes said the City must satisfy the previous TIF application invoice to Hurt, Crosbie & May for the 2011 professional services that they performed in the original TIF project for “The Paddocks” in the amount of \$1590.50.

MOTION BY ELLIS, SECONDED BY MILLER TO APPROVE PAYMENT TO HUT, CROSBIE & MAY IN THE AMOUNT OF \$1590.50 FOR PREVIOUSLY PROVIDED PROFESSIONAL SERVICES ON THE 2011 TIF APPLICATION PROJECT FOR “THE PADDOCKS”.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Mr. David Nicklies of Nicklies Development was present to provide an update on the development (across from the current Kroger site). Mr. Nicklies noted that it was his hope that the City would support the changes to the TIF project footprint as presented earlier. Mr. Nicklies noted that he was hopeful that ground-breaking would begin in February, 2014 and completed and in operation by early 2015. Mr. Nicklies noted that currently, there was negotiations with a major restaurant and coffee shop for the outparcels. Mr. Nicklies also presented a letter of commitment by Nicklies Development to pay 50% of the City’s costs in obtaining TIF approval, not to exceed \$9,000.00 of which the City would deduct the first \$9,000.00 of TIF funds due to Nicklies Development under the TIF project.

City Attorney Moore noted that Ordinance No. 2013-34 was being replaced with Ordinance No.’s 2013-37 through 2013-44.

At the request of Council member Ellis, City Attorney Moore gave first reading of Ordinance No. 2013-35 An Ordinance Relating to 815 KAR 7:120 Kentucky Building Code and 815 KAR 7:125 Kentucky Residential Code, as Adopted by the Board of Housing, Buildings and Construction of the Commonwealth of Kentucky.

At the request of Council member Ellis, City Attorney Moore gave first reading of Ordinance No. 2013-36 An Ordinance Amending the Classification and Compensation Plan of the City of Versailles to Amend the Position of Full-Time Fire Chief.

At the request of Council member Ellis, City Attorney Moore gave first reading of Ordinance No. 2013-37 An Ordinance Amending Section 110.21 of the Versailles Code of Ordinances.

At the request of Council member Ellis, City Attorney Moore gave first reading of Ordinance No. 2013-38 An Ordinance Amending Section 110.30 of the Versailles Code of Ordinances.

At the request of Council member Miller, City Attorney Moore gave first reading of Ordinance No. 2013-39 An Ordinance Amending Section 110.31 of the Versailles Code of Ordinances.

At the request of Council member Ellis, City Attorney Moore gave first reading of Ordinance No. 2013-40 An Ordinance Amending Section 110.40 of the Versailles Code of Ordinances.

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At the request of Council member Roberts, City Attorney Moore gave first reading of Ordinance No. 2013-41 An Ordinance Amending Section 117.01 of the Versailles Code of Ordinances.

At the request of Council member Roberts, City Attorney Moore gave first reading of Ordinance No. 2013-42 An Ordinance Amending Section 117.02 of the Versailles Code of Ordinances.

At the request of Council member Ellis, City Attorney Moore gave first reading of Ordinance No. 2013-43 An Ordinance Amending Section 117.03 of the Versailles Code of Ordinances.

At the request of Council member Jones, City Attorney Moore gave first reading of Ordinance No. 2013-44 An Ordinance Amending Section 117.04 of the Versailles Code of Ordinances.

MOTION BY ELLIS, SECONDED BY KERKHOFF TO APPROVE REQUEST BY POLICE CHIEF WILHOIT TO PURCHASE TWO (2) 2014 DODGE CHARGERS AT A COST OF \$24,565.20 EACH FROM FREEDOM DODGE AS PRESENTED.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

MOTION BY ELLIS, SECONDED BY MILLER TO APPROVE REAPPOINTMENT OF JON GAY TO THE VERSAILLES-WOODFORD COUNTY PARKS & RECREATION BOARD FOR A TERM BEGINNING JANUARY 1, 2014 THROUGH DECEMBER 31, 2015.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

MOTION BY ROBERTS, SECONDED BY ELLIS TO APPROVE THE REAPPOINTMENT OF KEVIN O'REEL TO THE VERSAILLES-WOODFORD COUNTY PARKS & RECREATION BOARD FOR A TERM BEGINNING JANUARY 1, 2014 THROUGH DECEMBER 31, 2015.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

MOTION BY ELLIS, SECONDED BY KERKHOFF TO APPROVE THE REAPPOINTMENT OF FRANK STARK TO THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING BOARD OF ADJUSTMENTS FOR A TERM BEGINNING JANUARY 1, 2014 THROUGH DECEMBER 31, 2017.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

MOTION BY JONES, SECONDED BY ELLIS TO APPROVE THE REAPPOINTMENT OF REV. FLOYD GREENE TO THE BOARD OF ETHICS FOR A TERM BEGINNING JANUARY 1, 2014 THROUGH DECEMBER 31, 2015.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

MOTION BY ROBERTS, SECONDED BY JONES TO APPROVE THE APPOINTMENT OF JERI HARTLEY TO THE VERSAILLES-MIDWAY-WOODFORD COUNTY BOARD OF ARCHITECTURAL REVIEW FOR A TERM BEGINNING JANUARY 1, 2014 THROUGH DECEMBER 31, 2015.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

MOTION BY ELLIS, SECONDED BY JONES TO APPROVE AND ADOPT MUNICIPAL ORDER NO. 2013-14 AMENDING SALARIES OF CITY EMPLOYEES FOR THE FISCAL YEAR 2013-2014 (DECEMBER).

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

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Public Works Director Bart Miller presented the following bids for chemicals for the water and wastewater treatment plants and motions were given for each chemical individually:

Chlorine Gas for Water Plant

Chlorine Gas for Water Plant per specifications, delivered - price per pound

1 Brenntag Mid South \$0.184

2 Univar USA Inc \$0.287

3 The C.I. Thornburg Co. Inc. \$0.30

MOTION BY ROBERTS, SECONDED BY MILLER TO ACCEPT BID AS PRESENTED BY BRENNTAG MID SOUTH IN THE AMOUNT OF \$0.184 PER POUND FOR THE PURCHASE OF CHLORINE GAS FOR WATER PLANT.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Liquid Caustic Soda for Water Plant

Liquid Caustic Soda 50 percent Regular Grade for Water Plant per specifications, delivered - price per gallon

1 Brenntag Mid South \$1.75

2 Univar \$1.80

3 Chemical Resources \$2.086

4 C.I. Thornburg Co. \$2.29

MOTION BY JONES, SECONDED BY MILLER TO ACCEPT THE BID AS PRESENTED BY BRENNTAG MID SOUTH IN THE AMOUNT OF \$1.75 PER GALLON FOR THE PURCHASE OF LIQUID CAUSTIC SODA FOR THE WATER PLANT.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Liquid Alum for Water Plant

Liquid Alum (Aluminum Sulfate) for Water Plant per specifications, delivered - price per gallon

1 GEO Specialty Chemicals \$0.8842

2 Usalco \$0.9335

3 Brenntag Mid South \$0.9350

4 Chemical Resources \$0.943

5 Cedarchem \$0.9587

6 C.I. Thornburg Co. \$1.11

7 General Chemical \$1.3365

MOTION BY ROBERTS, SECONDED BY JONES TO ACCEPT THE BID AS PRESENTED BY GEO SPECIALTY CHEMICALS OF \$0.8842 PER GALLON FOR THE PURCHASE OF LIQUID ALUM FOR THE WATER PLANT.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Hydrofluosilicic Acid for Water Plant

Hydrofluosilicic Acid 25 percent Liquid for Water Plant per specifications, delivered - price per gallon

1 Key Chemical, Inc. \$2.70

2 Brenntag Mid South \$2.764

3 Univar \$2.88

4 Chemical Resources \$3.198

5 C.I. Thornburg Co. \$3.30

MOTION BY ROBERTS, SECONDED BY MILLER TO ACCEPT THE BID AS PRESENTED BY KEY CHEMICAL, INC. IN THE AMOUNT OF \$2.70 PER GALLON FOR THE PURCHASE OF HYDROFLUOSILICIC ACID FOR THE WATER PLANT.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Aqua Ammonia for Water Plant

Aqua Ammonia 19 percent Liquid for Water Plant per specifications, delivered - price per gallon

1 Univar \$1.285

2 Brenntag Mid South \$1.39

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MOTION BY ROBERTS, SECONDED BY JONES TO ACCEPT THE BID AS PRESENTED BY UNIVAR IN THE AMOUNT OF \$1.285 PER GALLON FOR THE PURCHASE OF AQUA AMMONIA FOR THE WATER PLANT.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Activated Carbon for Water Plant

Activated Carbon Super Sack for Water Plant per specifications, delivered - price per pound

1 Brenntag Mid South \$0.97

2 Univar \$1.37

MOTON BY KERKHOFF, SECONDED BY JONES TO ACCEPT THE BID AS PRESENTED BY BRENNTAG MID SOUTH IN THE AMOUNT OF \$0.97 PER POUND FOR THE PURCHASE OF ACTIVATED CARBON FOR THE WATER PLANT.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Polyaluminum Chloride for Water Plant

Polyaluminum Chloride Liquid for Water Plant per specifications, delivered - price per gallon

1 Usalsco \$2.13

2 Kemira \$2.13

3 Cedarchem \$2.19

4 Aulick Chemical \$2.69

MOTION BY ROBERTS, SECONDED BY KERKHOFF TO ACCEPT THE BID AS PRESENTED BY USALCO IN THE AMOUNT OF \$2.13 PER GALLON FOR THE PURCHASE OF POLYALUMINUM CHLORIDE FOR THE WATER PLANT.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Potassium Permanganate for Water Plant

Potassium Permanganate Granular for Water Plant per specifications, delivered - price per pound

1 Chemical Resources \$2.610

2 Cedarchem \$2.68

3 Brenntag Mid South \$3.16

4 C.I.Thornburg Co. Inc. \$3.25

5 Univar \$3.29

MOTION BY JONES, SECONDED BY MILLER TO ACCEPT THE BID AS PRESENTED BY CHEMICAL RESOURCES IN THE AMOUNT OF \$2.610 PER POUND FOR THE PURCHASE OF POTASSIUM PERMANGANATE FOR THE WATER PLANT.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Chlorine Gas for Wastewater Plant

Chlorine Gas for Wastewater Plant per specifications, delivered - price per pound

1 Brenntag Mid South \$0.184

2 Univar \$0.287

3 C.I. Thornburg Co. \$0.30

MOTION BY ROBERTS, SECONDED BY ELLIS TO ACCEPT THE BID AS PRESENTED BY BRENNTAG MID SOUTH IN THE AMOUNT OF \$0.184 PER POUND FOR THE PURCHASE OF CHLORINE GAS FOR THE WASTEWATER TREATMENT PLANT.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Sulfur Dioxide Gas for Wastewater Plant

Sulfur Dioxide Gas for Wastewater Plant per specifications, delivered - price per pound

1 C.I. Thornburg Co. \$0.3125

2 Brenntag Mid South \$0.374

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MOTION BY ROBERTS, SECONDED BY ELLIS TO ACCEPT THE BID AS PRESENTED BY C.I. THORNBURG CO. IN THE AMOUNT OF \$0.3125 PER POUND FOR THE PURCHASE OF SULFUR DIOXIDE GAS FOR THE WASTEWATER TREATMENT PLANT.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

HTH Granular for Wastewater Plant

HTH Granular for Wastewater Plant per specifications, delivered - price per pound

1 Univar \$1.72

2 Brenntag Mid South \$2.10

3 Chemical Resources \$2.10

MOTION BY ROBERTS, SECONDED BY ELLIS TO ACCEPT THE BID AS PRESENTED BY UNIVAR IN THE AMOUNT OF \$1.72 PER POUND FOR THE PURCHASE OF HTH GRANULAR FOR THE WASTEWATER TREATMENT PLANT.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Liquid Odor Control for Lift Station

Liquid odor control per specifications, delivered-price per gallon (bulk)

1 Aulick Chemical \$2.02

2 Siemens \$2.10

3 Source Technologies \$50.00/day (bid not submitted per specifications)

MOTION BY ROBERTS, SECONDED BY ELLIS TO ACCEPT THE BID AS PRESENTED BY AULICK CHEMICAL IN THE AMOUNT OF \$2.02 PER GALLON (BULK) FOR THE PURCHASE OF LIQUID ODOR CONTROL FOR THE LIFT STATIONS.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Liquid Degreaser for Lift Stations

Liquid odor control per specifications, delivered-price per gallon

1 Aulick Chemical \$14.31

MOTION BY ROBERTS, SECONDED BY ELLIS TO ACCEPT THE BID AS PRESENTED BY AULICK CHEMICAL IN THE AMOUNT OF \$14.31 PER GALLON FOR THE PURCHASE OF LIQUID DEGREASTER FOR THE LIFT STATIONS.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Liquid Deoderizer for Lift Stations

Liquid odor control per specifications, delivered-price per gallon

1 Aulick Chemical \$10.26

MOTON BY ROBERTS, SECONDED BY ELLIS TO ACCEPT THE BID AS PRESENTED BY AULICK CHEMICAL IN THE AMOUNT OF \$10.26 PER GALLON FOR THE PURCHASE OF LIQUID DEODERIZER FOR THE LIFT STATIONS.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

PUBLIC COMMENT

No public comment was received.

MOTION BY ELLIS, SECONDED BY JONES TO ENTER INTO EXECUTIVE SESSION TO DISCUSS CURRENT AND POSSIBLE LITIGATION MATTERS AND PERSONNEL MATTERS.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

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MOTION BY JONES, SECONDED BY MILLER TO RETURN TO REGULAR MEETING OF COUNCIL FROM EXECUTIVE SESSION AND FURTHER NOTING THAT NO ACTION WAS TAKEN DURING EXECUTIVE SESSION.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

MOTION BY KERKHOFF, SECONDED BY JONES TO AUTHORIZE MAYOR TRAUGOTT TO ABSOLVE LETTERS OF CREDIT #77 AND #79 FOR WOOLDRIDGE DEVELOPMENT AND HELD WITH CITIZENS COMMERCE NATIONAL BANK AND IN THE AMOUNT OF \$110,000.00.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

DEPARTMENT HEAD/COMMITTEE REPORTS

Public Works Director Bart Miller presented the following quote for the replacement of a sludge belt for the wastewater treatment plant:

Phoenix Process Equipment Co.	\$3465.00
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MOTION BY ELLIS, SECONDED BY MILLER TO APPROVE QUOTE AS PRESENTED BY PHOENIX PROCESS EQUIPMENT CO. IN THE AMOUNT OF \$3,465.00 FOR THE PURCHASE OF A REPLACEMENT SLUDGE BELT FOR USE AT THE WASTEWATER TREATMENT PLANT.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

Mr. Miller presented the following quotes for the purchase of a laptop computer for water distribution field work (GIS):

Newegg.com	\$1,249.99
Best Buy	\$1,327.95
GovConnection	\$1,344.18

MOTION BY KERKHOFF, SECONDED BY MILLER TO APPROVE THE QUOTE AS PRESENTED BY NEWEGG.COM IN THE AMOUNT OF \$1,249.99 FOR THE PURCHASE OF A HP 8570P ELITEBOOK (LAPTOP COMPUTER).

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

MOTION BY ELLIS, SECONDED BY ROBERTS TO APPROVE THE GENERAL LEDGER DISTRIBUTION LIST (BILLS) DATED DECEMBER 17, 2013 AFTER THEY HAVE BEEN PROPERLY REVIEWED AND APPROVED BY THE APPROPRIATE DEPARTMENT HEAD, MAYOR AND CITY TREASURER.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

MOTION BY ROBERTS, SECONDED BY MILLER THAT THE MEETING OF THE CITY COUNCIL ADJOURN.

The vote was as follows: Ellis, Jones, Kerkhoff, Miller and Roberts voting aye.

APPROVED:

**BRIAN TRAUGOTT, MAYOR
CITY OF VERSAILLES, KENTUCKY**

ATTEST:

ALLISON B. WHITE, CITY CLERK